127.0	0001	0017.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	755,300 / 755,300
					USE VALUE:	755,300 / 755,300
					ASSESSED:	755,300 / 755,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
27		MT. VERNON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	27MTVERNON LLC
Owner 2:	
Owner 3:	
Street 1:	71 BEVERLY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MARQUIS DOROTHY -
Owner 2:	-
Street 1:	299 CAMBRIDGE ST APT 336
Twn/City:	WINCHESTER
St/Prov:	MA Cntry:
Postal:	01890

NARRATIVE DESCRIPTION

This parcel contains .219 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1933, having primarily Clapboard Exterior and 1372 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9541.000	256,800	4,100	494,400	755,300
Total Card	0.219	256,800	4,100	494,400	755,300
Total Parcel	0.219	256,800	4,100	494,400	755,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 550.59 | /Parcel: 550.59

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	81609
GIS Ref	
GIS Ref	
Insp Date	05/11/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 127.0-0001-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	256,800	4100	9,541.	494,400	755,300		Year end	12/23/2021
2021	101	FV	249,200	4100	9,541.	494,400	747,700		Year End Roll	12/10/2020
2020	101	FV	249,100	4100	9,541.	494,400	747,600	747,600	Year End Roll	12/18/2019
2019	101	FV	205,500	4100	9,541.	494,400	704,000	704,000	Year End Roll	1/3/2019
2018	101	FV	205,500	4100	9,541.	437,900	647,500	647,500	Year End Roll	12/20/2017
2017	101	FV	205,500	4100	9,541.	367,200	576,800	576,800	Year End Roll	1/3/2017
2016	101	FV	205,500	4100	9,541.	367,200	576,800	576,800	Year End	1/4/2016
2015	101	FV	194,000	4100	9,541.	317,800	515,900	515,900	Year End Roll	12/11/2014

!9813!

PRINT

Date	Time
12/30/21	09:39:24

LAST REV

Date	Time
09/09/20	15:32:56
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 9813

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MARQUIS DOROTHY	75250-436		7/30/2020		775,000	No	No		
	11130-366		4/5/1966			No	No		Francis K Marquis dod 6/15/1985

USER DEFINED

Prior Id # 1:	81609
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/9/2020	SQ Mailed	MM	Mary M
5/11/2018	MEAS&NOTICE	BS	Barbara S
1/22/2009	Measured	345	PATRIOT
11/8/2000	Hearing Chag	201	PATRIOT
11/29/1999	Meas/Inspect	264	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9541		Sq. Ft.	Site		0	70.	0.74	8									494,364						494,400	

Total AC/HA:	0.21903	Total SF/SM:	9541	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	494,364	Spl Credit		Total:	494,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	3 - Aluminum	40	%
Roof Struct:	5 - Mansard		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE& BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1933	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	1.01989794
Adj $ / SQ:	185.876
Other Features:	67500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	372131
Depreciation:	115361
Depreciated Total:	256771

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

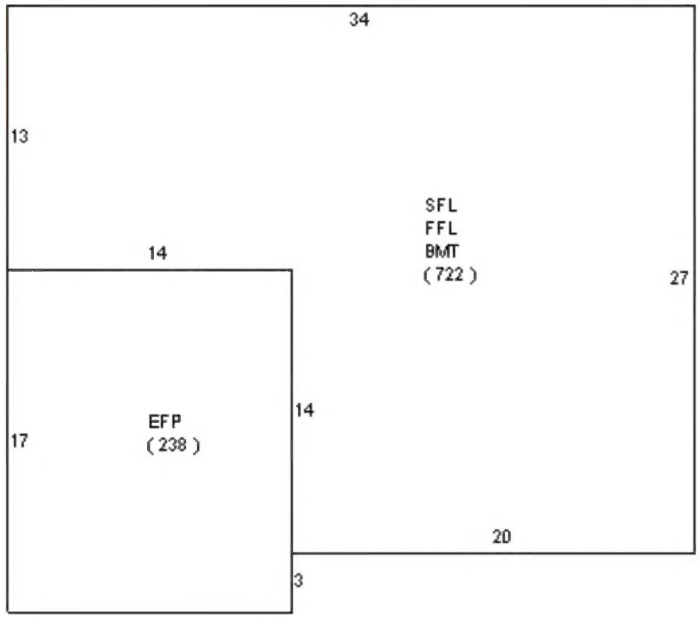
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	185.88
Special Features:	0	Val/Su Net:	110.12
Final Total:	256800	Val/Su SzAd	187.20

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	722	55.760	40,261
FFL	First Floor	722	185.880	134,203
SFL	Second Floor	650	185.880	120,782
EFP	Enclos Porch	238	39.430	9,385

Net Sketched Area:	2,332		Total:	304,631	
Size Ad	1371.7999	Gross Area	2404	FinArea	1372

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

127.0-0001-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
4	Garage W/Lof	D	Y	1	12X18	A	AV	1949	29.23	T	40	101			3,800			3,800
A1	METAL SHD	D	Y	1	10X10	A	AV	1995	4.00	T	19.2	101			300			300

More:	N	Total Yard Items:	4,100	Total Special Featues:		Total:	4,100